

131 W. AVENUE 34, SUITE 105,
LOS ANGELES, CA 90031

Avenue Thirty-Four

ACCEPTING LOTTERY APPLICATIONS
MARCH 1ST - MARCH 31ST 2025



ABOUT THE PROPERTY

THE FIVE-ACRE PROPERTY, LOCATED AT THE INTERSECTION OF 34 AND PASADENA AVE, IS A FORMER INDUSTRIAL COMPLEX THAT IS BEING TRANSFORMED TO PROVIDE 468 APARTMENTS—INCLUDING 66 VERY-LOW INCOME AFFORDABLE UNITS. THE DEVELOPMENT WILL PROVIDE OVER 1.5 ACRES OF PUBLIC OPEN SPACE, COMMUNITY-SERVING RETAIL SPACE FRONTING PASADENA AVENUE, AND A PUBLIC PASEO. OFFERING STUDIO, ONE, & TWO BEDROOM APARTMENT HOMES.

PARKING

\$200 PER PARKING SPACE/ LIMIT 1 PER UNIT. PARKING IS LIMITED. PLEASE INQUIRE WITH MANAGEMENT FOR MORE INFORMATION.

Greystar California, INC., DBA Greystar
Broker License No. 1525765
Broker: Gerard S. Donohue



PROPERTY AMENITIES

- FITNESS STUDIO
- CO WORKING SPACE
- RESORT STYLE POOL
- EV CHARGERS
- BAR LOUNGE
- LOCAL ARTIST PROGRAM
- TURF AREA
- MEDIA ROOM



SHANIQUE DRUMMOND
COMMUNITY MANAGER



323.426.2776

RELAY SERVICE: DIAL 711 FOR ASSISTANCE



AVENUE34COMPLIANCE
@GREYSTAR.COM



LIVEAVENUE34.COM



A34

ACCEPTING APPLICATIONS FOR LOTTERY

HOW TO APPLY

APPLICATIONS AVAILABLE: MARCH 1ST - MARCH 31ST, 2025
 EMAIL REQUEST - AVENUE34COMPLIANCE@GREYSTAR.COM

PICK UP ON-SITE AT:
 3505 PASADENA AVE, LOS ANGELES, CA 90031
 MONDAY - THURSDAY 9AM - 3PM

MAIL* OR SUBMIT COMPLETED APPLICATION TO:
 3505 PASADENA AVE, LOS ANGELES, CA 90031

MAILED APPLICATIONS MUST BE POSTMARKED BY MARCH 31, 2025, TO BE INCLUDED IN THE LOTTERY.

APPLICATIONS MAY ALSO BE SUBMITTED THROUGH:
 WWW.ACCESSHOUSINGLA.ORG

LOTTERY DATE WILL TAKE PLACE ON APRIL 15TH, 2025 AT 1PM

THIS LOTTERY IS FOR 66 AFFORDABLE UNITS

OCCUPANCY STANDARDS

Studio	Two People
One Bedroom	Three People
One Bedroom w/ Den	Three People
Two Bedroom	Five People

INCOME LIMITS

APPLICANTS MUST HAVE INCOME LIMIT VERY LOW AT 50% AMI. TO QUALIFY, APPLICANTS MUST BE BELOW THE INCOME LIMITS FOR THE HOUSEHOLD SIZE. THE CURRENT HUD INCOME LIMITS ARE EFFECTIVE 07/01/2024. *SUBJECT TO CHANGE. SEE CHART BELOW.

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
Very Low (50%)	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
Low (80%)	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500
Moderate (120%)	\$82,500	\$94,300	\$106,050	\$117,850	\$127,300	\$136,700	\$146,150	\$155,550

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Extremely Low (30%)	\$487	\$557	\$627	\$696	\$752	\$808	\$864	\$919
Very Low (50%)	\$812	\$929	\$1,045	\$1,161	\$1,253	\$1,346	\$1,439	\$1,532
Low (60%)	\$975	\$1,114	\$1,253	\$1,393	\$1,504	\$1,616	\$1,727	\$1,838
Moderate (110%)	\$1,787	\$2,043	\$2,298	\$2,553	\$2,758	\$2,962	\$3,166	\$3,370

RENT* / INCOME RESTRICTIONS

AVENUE 34 IS A 468-UNIT HOUSING COMMUNITY LOCATED IN LINCOLN HEIGHTS IN LOS ANGELES, CA. VERY LOW INCOME - HCD SCH. 6 HOUSEHOLDS WILL PAY 30% OF 50% OF NET AMI. MAXIMUM HCD 50% OF AMI AT INITIAL MOVE-IN. AVENUE 34 WILL PROVIDE 66 AFFORDABLE UNITS, INCLUDING 12 ACCESSIBLE UNITS—8 DESIGNED FOR MOBILITY AND 4 WITH COMMUNICATION FEATURES. IN ADDITION TO THE AFFORDABLE UNITS, THE PROPERTY ALSO OFFERS 61 MARKET-RATE ACCESSIBLE UNITS

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Extremely Low (30%)	\$29,150	\$33,300	\$37,450	\$41,600	\$44,950	\$48,300	\$51,600	\$54,950
Very Low (50%)	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
Low (80%)	\$77,700	\$88,800	\$99,900	\$110,950	\$119,850	\$128,750	\$137,600	\$146,500
Moderate (120%)	\$82,500	\$94,300	\$106,050	\$117,850	\$127,300	\$136,700	\$146,150	\$155,550

THIS HOUSING IS OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, GENDER, GENDER IDENTITY AND EXPRESSION, FAMILIAL STATUS, NATIONAL ORIGIN, CITIZENSHIP STATUS, IMMIGRANT STATUS, PRIMARY LANGUAGE, MARITAL STATUS, ANCESTRY, AGE, SEXUAL ORIENTATION, DISABILITY, SOURCE OF INCOME (INCLUDING RECEIPT OF SECTION 8 AND OTHER SIMILAR VOUCHERS), GENETIC INFORMATION, MILITARY OR VETERAN STATUS, ARBITRARY CHARACTERISTICS, OR ANY OTHER BASIS CURRENTLY OR SUBSEQUENTLY PROHIBITED BY LAW.

THIS PROPERTY HAS ACCESSIBLE AND ADAPTABLE UNITS FOR PEOPLE WITH DISABILITIES. PEOPLE WITH DISABILITIES MAY ASK FOR, AND RECEIVE REASONABLE ACCOMMODATIONS, MODIFICATIONS, AND AUXILIARY AIDS, INCLUDING IN THE APPLICATION PROCESS. PLEASE CONTACT 323.426.2776 OR AVENUE34COMPLIANCE@GREYSTAR.COM TO MAKE THIS REQUEST.

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THIS PROPERTY IS 100% A NON-SMOKING COMMUNITY

